

# CASE SUMMARY

## APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 3-I-02-RZ                      **Related File Number:**  
**Application Filed:** 2/7/2002              **Date of Revision:**  
**Applicant:** B.L. BALL  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Bluegrass Rd., west of Autumn Ridge Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 154 25                      **Jurisdiction:** County  
**Size of Tract:** 3.4 acres  
**Accessibility:** Access is via Bluegrass Rd., a minor collector street with 50' of right of way and 18' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Abandoned house.  
**Surrounding Land Use:**  
**Proposed Use:** Single family dwellings.                      **Density:** 5 du/ac  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area has been developed with residential uses under RA, PR and Agricultural zoning.

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 9801 Bluegrass Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted.  
**Extension of Zone:** Yes. Extension of PR from the north.  
**History of Zoning:** None noted for this property. Other properties in this area have been rezoned to PR and RA over the years for residential development.

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:**

**Surveyor:**

**No. of Lots Proposed:**

**No. of Lots Approved:** 0

**Variances Requested:**

**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Michael Brusseau

**Staff Recomm. (Abbr.):** APPROVE PR (Planned Residential) zoning.  
APPROVE a density of 1 to 4 du/ac. (Applicant requested 1 to 5 du/ac.)

**Staff Recomm. (Full):** PR zoning is a logical extension of zoning to the north and is compatible with the scale and intensity of surrounding land uses and zoning.

**Comments:** The Southwest County Sector Plan designates this site for low density residential development. MPC approval of a use on review development plan and concept plan will be required before any development of the property can take place. Sight distance on Bluegrass Rd. appears to be sufficient. At the concept plan / use on review stage, 300 feet of clear sight distance will have to be certified in both directions from the proposed entrance to the subdivision. Although the requested density of 5 du/ac is consistent with other residential densities in the area, the recommended density of 1-4 du/ac is more compatible with the scale and intensity of residential development on the north side of Bluegrass Road.

**MPC Action:** Approved **MPC Meeting Date:** 3/14/2002

**Details of MPC action:** APPROVE PR (Planned Residential) zoning.  
APPROVE a density of 1 to 4.5 du/ac.

**Summary of MPC action:** APPROVE PR (Planned Residential) at a density of 1- 4.5 dwelling units per acre

**Date of MPC Approval:** 3/14/2002 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** County Commission

**Date of Legislative Action:** 4/22/2002 **Date of Legislative Action, Second Reading:**

**Ordinance Number:** **Other Ordinance Number References:**

**Disposition of Case:** Approved **Disposition of Case, Second Reading:**

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**